

# Surf Pines Breeze



**Newsletter of the Surf Pines Association**

**Vol. XIII, No. 4  
July 2007**



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## **Attend the Annual Meeting: August 4 at 9:00 A.M.**

by Patrick Kelley

The next Annual Meeting of the Surf Pines Association, as announced by Don Kruger, President, is scheduled for Saturday, August 4, 2007, at 9:00 a.m. at the Astoria Golf and Country Club. Mark your calendar.

During the meeting, members will elect two directors, consider a proposed amendment to the Articles of Incorporation, consider adoption of a budget for fiscal year 2007-2008, and transact any other business.

The Nominating Committee nominated five candidates for the two open positions on the board: Lee Casaleggio, Norma Keever, Dave Lukens, Bonnie Rogie, and Michael Wilkin. (See the related story on page 4.)

The proposed amendment to the Articles of Incorporation equalizes the dues for owners of improved and unimproved property. (See the related story on page 5.)

The Budget Committee recommended a budget for fiscal year 2007-2008 that is based on approval of the proposed amendment. (See the related story on page 5.)

Members will receive soon the official "Notice of Annual Meeting."

Editors' note: Patrick Kelley serves as the corporate secretary.



## **Shop Surf Pines at the Annual Garage Sale: July 7**

Shop 'til you drop during the Annual Surf Pines Garage Sale on Saturday, July 7, 2007, from 8:30 a.m. to 4:00 p.m. Katie Weber, the member of the Community Relations Committee who manages the event, reports that garages all over Surf Pines will be open for business to cash in on Surf Pines' considerable cachet with customers.

To participate as a seller, call Katie now at 738-5986. A small fee (usually about \$3) will be collected from participants to pay for newspaper ads and directional signs that guide buyers to the sites of sales.



## Picnic in the Park: July 8 from 1:00 to 5:00 P.M.

by Norma Keever

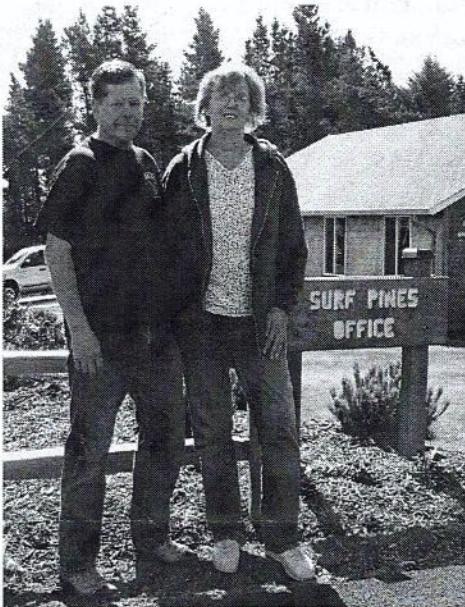
With the 4<sup>th</sup> of July on a Wednesday this year, the Annual Picnic in the Surf Pines Park is scheduled for Sunday, July 8, 2007, from 1:00 to 5:00 p.m. Join long-time neighbors and meet new neighbors at this classic summer picnic.

The Community Relations Committee will provide hamburgers and hotdogs, buns, condiments, and soft drinks. Attendees are asked to provide side dishes, such as chips and dips, salads, baked beans, corn on the cob, casseroles, and desserts. (Attendees who prefer alcoholic drinks instead of soft drinks are asked to provide their own.)

Last summer, approximately 110 picnickers enjoyed good food and good company at the picnic in the park. Join us this summer. And bring the children. Children are welcome, of course, at a picnic.

Editors' note: Norma Keever chairs the Community Relations Committee.

## Meet John Gates, New Security/Maintenance Manager



John Gates, the association's new resident security/maintenance manager, replaces J. Rock Bauer, who recently resigned to focus on Toughest Tool, his landscaping company.

With 12 applicants and 2 impressive interviewees for the job, the Board of Directors selected John. Now the appropriately named Mr. Gates takes charge of the gates of Surf Pines.

John's experience includes 20 years as a full-time soldier in the Oregon Army National Guard. During his career in the military, he rose in rank from a private to a master sergeant. He recently retired from that career.

John's training includes 2 years of classes in law enforcement at Clackamas Community College.

John and his wife Carol say that they work together as a team—and that they intend to work as a team in Surf Pines. Welcome them to Surf Pines and to the new job.

Welcome John and Carol Gates.



## Note Procedure to Contact John Gates

Instead of being available in the office during fixed office hours, John Gates, the new security/maintenance manager, is available on call. If you need to speak with John, then either call him at (503) 738-0637 or stop by the office whenever the "Open" sign is posted.

To accommodate all members of the association, including weekenders, John is on duty through the weekends. His work days are Thursdays, Fridays, Saturdays, Sundays, and Mondays. He is off duty on Tuesdays and Wednesdays.



## Quick News

### Expect Fire Season before July 4

As the *Breeze* went to press, a spokesperson for the Oregon Department of Forestry estimated that fire season will begin officially in Clatsop County before July 4, 2007. Burning is prohibited during fire season, which usually extends from July through October, but varies from year to year depending on the weather. For current information on fire season, call the local office of the Department of Forestry at 325-5451.

### Use Fireworks Elsewhere, Not in Surf Pines

The association's policy regarding fireworks is stated in the *Owners' Information Guide*: "To reduce the risk to residents and property presented by fireworks, the use of fireworks of any kind, including firecrackers, is prohibited in Surf Pines, except on the public beach, where state laws are strictly enforced by the Clatsop County Sheriff and the Oregon State Police."

### Meet with the Sunset Lake Community Association

The Sunset Lake Community Association, which is devoted to saving the lake, typically meets on the second Saturday of the month at 10:00 a.m. The next meeting is scheduled for July 14, 2007, at 10:00 a.m. at the new meeting house. If you live either on the lake or near it (or if you enjoy the lake no matter where you live), then you are welcome to attend the meetings. For more information, contact Robin Rhodes at either robinrds@msn.com or 738-5208.

### Slow Speeders on the Lake

The speed limit on Sunset Lake is 10 miles per hours. The fine for exceeding the speed limit is \$242. To slow speeders, report speeding to the Clatsop County Sheriff's Department at 325-8635. Do not confront a speeder. Do not endanger yourself. But do get a number for the boat and as complete a description as possible of the boat, the boater, and the occurrence of speeding, including time and place.

### Remember That Dues Are Due

Bill Barrons, Administrator, reminds that dues, which are billed in arrears, are due by the end of the month in which you receive a statement and are delinquent thereafter. For example, a statement dated July 1, which is for dues during April, May, and June, is due by July 31. Payment is delinquent thereafter.

### Know the Consequences of a Delinquent Payment

Bill Barrons, Administrator, explains that if a payment is delinquent for either dues, a fee, or an assessment, then the balance is re-billed each month until it is paid. A late charge is added to the balance each month, \$15 in the case of dues and either \$15 or 5%, whichever is larger, in the case of either a fee or an assessment. If a payment is delinquent for 4 months, then the next re-billing includes a "Notice of Pending Lien." And if a payment for the balance due is still delinquent 15 days after the date of the "Notice of Pending Lien," then a lien on the property is filed with the county and the cost of filing the lien is added to the balance due.

### Pay on Time and in Full to Avoid Late Charges

Bill Barrons, Administrator, reports that a few members who have been delinquent in paying either dues, a fee, or an assessment have ignored the added late charge of \$15 or 5%. Ignoring a late charge results in an additional late charge. Here is an example. A member is billed for dues of \$100 at the beginning of July, but does not pay by the end of July. At the beginning of August, the member is re-billed \$115: the original \$100 plus a \$15 late charge. The member pays only \$100 during August, ignoring the late charge, and leaving an unpaid balance of \$15. If that \$15 is unpaid at the end of August, then, at the beginning of September, the member is re-billed \$30: the unpaid \$15 late charge from August plus a \$15 late charge for September. The association encourages members to avoid all late charges by paying on time and in full.

### Check Your Listing in the Directory

Check your listing in your copy of the *Surf Pines Association Directory, 2006-2007*. Because members' names change, telephone numbers change, and snail-mail and e-mail addresses change, providing an accurate *Directory* is a challenge. If your listing in the *Directory* is inaccurate, then contact Bill Barrons with a correction. (For contact information, see page 8.) A correction now is especially timely because a new edition of the *Directory* is scheduled for publication in the fall.



## Members to Elect Two Directors at Annual Meeting

The terms of two members of the Board of Directors, Ken Weber and Michael Wilkin, end in August. The Nominating Committee, chaired by Ken Weber and including Wayne Fleming and Norma Keever, nominated five candidates for the two open positions on the board:

### **Lee Casaleggio**

Lee Casaleggio has lived in Surf Pines since 2006. Though he has no experience yet on either the association's Board of Directors or its committees, he states that "the motivation to contribute to this paradise is overwhelming." Other relevant experience includes his past work for the state of California in training managers, employees, and teams; work as a public affairs officer for the California Army National Guard; and work as a teacher of business and management for the University of California Extension. His education includes a B.A. in art history from the University of California at Davis and graduate study in art history at Berkeley. Asked for a personal statement of how he hopes to contribute to Surf Pines by serving on the board, Lee stated that he will listen to the views of all members of the community; represent those views accurately, especially when they differ; and work to enhance the quality of life in the community.

### **Norma Keever**

Norma Keever has lived in Surf Pines since 1989. Her experience includes current membership on the Community Relations Committee, which she chairs, and the Nominating Committee. She is a past member of the Board of Directors, where she served terms as the vice president of the board, the treasurer, and a director at large. She is also a past member of the Budget Committee and an ad hoc security house committee. Additional relevant experience includes her current work as a real-estate broker who specializes in the real estate of Surf Pines. Her education includes attending the University of Houston, Whittier College, and Fresno State University. Asked for a personal statement of how she hopes to contribute to Surf Pines by serving on the board, Norma stated that she enjoys contributing to the growth, maintenance, and development of Surf Pines, a community where she loves to live.

### **Dave Lukens**

Dave Lukens has lived in Surf Pines since 2004. His experience includes current membership on the Roads and Grounds Committee. Other relevant experience includes past service as the president of the Rotary Club in Wallowa County and as a member of the local school board for the Education Service District there. Additional relevant experience includes his past work as a wildland fire management officer for the USDA-Forest Service, where he managed a budget and a workforce on the Wallowa-Whitman National Forest. His education includes a B.A. from the University of Idaho. Asked for a personal statement of how he hopes to contribute to Surf Pines by serving on the board, Dave stated that he enjoys working on a team, solving problems, and helping people. He added that he is not afraid to make tough decisions and offer new ideas, including ideas for restructuring the association's committees and managing its land.

### **Bonnie Rogie**

Bonnie Rogie has lived in Surf Pines since 2000. Her experience includes current membership on the Community Relations Committee and the Surf Pines Landing Architectural Review Committee. She is a past member of the Budget Committee and the Nominating Committee. She compiles the *Surf Pines Directory*. And she serves regularly as a welcomer at the Annual Meetings. Other relevant experience includes work for the Sunset Lake Community Association and, in the past, as a PTA president at Portland schools. Her education includes attending Portland Community College. Asked for a personal statement of how she hopes to contribute to Surf Pines by serving on the board, Bonnie stated that one of the benefits of living in Surf Pines is that it is a real community, not just a housing development, and that she will use her social and organizational skills to strengthen it further as a community.

### **Michael Wilkin**

Michael Wilkin has lived in Surf Pines since 1999. His experience includes membership on the Board of Directors since 2001. A past president of the board, he is currently the vice president of the board and the chairperson of the Security Committee. Before he was elected to the board, he served as a member of the Budget Committee and an ad hoc tsunami-preparedness committee. Other relevant experience includes his current work as the manager of Oregon Health and Science University's coastal ocean observatory. His education includes a B.S. in oceanography and geology from the University of Southampton. Asked for a personal statement of how he hopes to contribute to Surf Pines by serving on the board, Michael stated that his priority is retaining the rural nature of Surf Pines so that it continues to be a sanctuary not only for the animals that live here, but also for the people who live here—a quiet, peaceful place to call home.

Additional candidates may be nominated from the floor. Members will elect two candidates at the Annual Meeting.



## **Members to Consider Proposed Amendment at Annual Meeting**

Members will consider a proposed amendment to the Articles of Incorporation. The amendment deletes this sentence from Article X: "Unimproved property shall be assessed at one-half the assessment on improved property." The effect of the amendment is that it equalizes the dues for owners of improved and unimproved property at \$100 per quarter. The rationale for the amendment is that equal dues are appropriate because the benefits of membership in the Surf Pines Association are essentially equal for all members and properties.

The "Notice of Annual Meeting" will include the complete text of the amendment.



## **Members to Consider Budget at Annual Meeting**

The Budget Committee, chaired by Bob McWhirter, Treasurer, and including Gene Bourquein, Bob Gazewood, Don Kruger, and Tom Wilcox, recommended a budget for fiscal year 2007-2008 to the Board of Directors. The budget is based on approval of the proposed amendment. As the current fiscal year ends, the board is finalizing the budget. The "Notice of Annual Meeting" will include the proposed budget. Members will consider adoption of the budget at the Annual Meeting.



## **Surf Pines Recognized As One of the Best Gated Communities**

The selection team at [www.bestgatedcommunitiesinamerica.com](http://www.bestgatedcommunitiesinamerica.com) recently recognized Surf Pines as one of the best gated communities in the nation.

At number 8 on a list of the top 10 gated communities, Surf Pines is certainly in good company. As samples of the company that we keep, St. Malo Beach in Oceanside, California, is number 1 and Glenwild in Park City, Utah, is number 10.

The criteria for selection include architecture, landscape, cultural opportunities, recreational opportunities, quality of construction, entry-point protocol, proximity to a significant body of water, and overall ambience.

Residents of Surf Pines have known for years that our gated community is one of the best. Perhaps we did not know that others know it too.



**The Board of Directors of one of the best gated communities in the nation meets in Surf Pines at the new meeting house.**



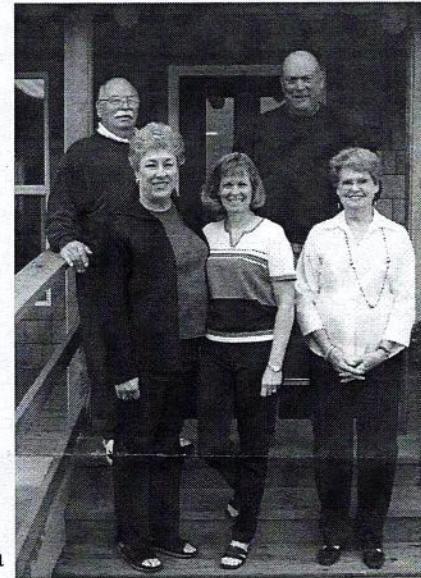
## New Meeting House Is Ready for Members' Use

Officially opened at the Open House on May 19, 2007, the new meeting house (the renovated old gatehouse) is ready for members' use.

With renovation complete under the direction of Don Kruger, President, and Ken Weber, Chairperson of the Roads and Grounds Committee, the new meeting house provides a site in Surf Pines not only for monthly board meetings and committee meetings, but also for other meetings of members of the association. The board meets there. The committees meet there. The Sunset Lake Community Association will meet there. Quilters plan to meet there. A book club plans to meet there. A bridge club plans to meet there. Make plans to hold your meetings there if the site is appropriate.

The parking area, which is outside the gates of Surf Pines, accommodates approximately 12-15 vehicles. Currently furnished with 2 folding tables and 20 folding chairs, the meeting house accommodates approximately 20 people. A kitchen is available with a stove, a coffee pot, and a tea kettle. (A refrigerator is not available.) Smoking and drinking are not permitted.

Your use of the meeting house is encouraged. Groups may use it for committee meetings, club meetings, and other gatherings (but not for religious or political meetings), provided that at least one member of the group is also a member of the Surf Pines Association. The member is responsible for scheduling the use of the meeting house with Bill Barrons, Administrator, with the scheduling available on a first-come, first-served basis. (For contact information, see page 8.) And the member is also responsible for cleanup of the meeting house after the meeting.



**Ken, Don, Katie, Tracy, and Norma** are some of the volunteers who renovated the old gatehouse into the new meeting house.

## For Safety's Sake, Check the Location of Your Mailbox



by Ken Weber

Along the roads of Surf Pines, a few mailboxes are located so close to the edge of the pavement that, when large vehicles meet as they travel in opposite directions, drivers must choose between risking a collision with either an oncoming vehicle or a stationary mailbox.

The U.S. Post Office requires only that the bottom of a mailbox be approximately 38 inches above the ground and that the mailbox be close enough to the road so that the postal carrier can easily deposit mail in it. Historically, the Roads and Grounds Committee has recommended that the front of a mailbox should be a minimum of 18 inches from the edge of the pavement, a recommendation that was published in the *Breeze* in 2005 and again in 2006.

The committee will identify any mailbox that is less than 18 inches from the edge of the pavement. The owner will be asked via mail to move the mailbox. If the owner does not move the mailbox, then, for safety's sake, the committee will move it for the owner and the association will bill the owner for the work.

Editors' note: Ken Weber chairs the Roads and Grounds Committee.



## Surf Pines Social Calendar

During the past quarter, the Community Relations Committee sponsored two social events, the Spring Fling and the June Jubilee.

### **Spring Fling: Wine and Art at Trail's End Art Center**

The Spring Fling featured wine and art at Trail's End Art Center, 656 A Street, Gearhart, on the evening of April 21, 2007. The event was hosted by Roger Masse, who is the volunteer gallery manager at Trail's End, a nonprofit art center, and Patrick Kelley, who installs the monthly art shows. Approximately 35 members enjoyed the wine and the art, including the art of several members of the Surf Pines Association who are also members of the art center.



Members enjoy wine and art at Spring Fling.

### **June Jubilee at the Casaleggio Home**

The June Jubilee, also a wine-tasting party, was hosted by Lee and Colleen Casaleggio at their home, 89547 Ocean Drive, on the evening of June 2, 2007. The Casaleggios hosted graciously in their beautiful new home. Approximately 20 members enjoyed the hospitality and, of course, the tasty wine.

### **Upcoming Social Events**

In addition to the Picnic in the Park (page 2), the Surf Pines social calendar for the second half of the year includes these social events:

**Ice-Cream Social at the Groshong Home**  
89012 Ocean Drive, August 18, 2:00-5:00 p.m.

**Oktoberfest at the Pacific Grange Hall**  
Highway 101, October 13, 6:00-9:00 p.m.

**Holiday Soiree at the Project/Wall Home**  
89061 Stellar Lane, December 8, 6:00-9:00 p.m.



The Casaleggios host June Jubilee.

The Community Relations Committee offers a full schedule of seasonal social events that are designed to gather together all members of the association to promote positive community relations.

### **Welcome the New Residents**

Welcome these new residents to Surf Pines: Greg and Jane Horman, 89529 Manion Drive; Leo and Debbie Meyer, 89701 Sea Breeze Drive; and William and Pollyanna Miner, 89790 Manion Drive.

If you are a new resident (since April 1, 2007) but your name is not on this list, then contact Bill Barrons, Administrator. Contact Bill, too, about any inaccuracy in either your name or address.





## For the Record: Drivers Assessed for Speeding

Assessments were levied recently against these drivers for exceeding the posted speed limit on the roads of Surf Pines: Linnea Alley, Joe Bakkensen, Susan Bristol, Sara Carlson, Susan Gilbertson, Dennis Grotz, Ross Knutsen, Justin Laird, Casey Langmo, Brian Maltman, Justin Meyers, and Jeff Phipps.

Assessments are based on this schedule of fees currently in use by Oregon courts:

| MPH in Excess of Posted Speed | Assessment |
|-------------------------------|------------|
| 1-10                          | \$97       |
| 11-20                         | \$145      |
| 21-30                         | \$242      |
| Over 30                       | \$427      |

According to the association's policy, notice of this action is published in the *Breeze*.



## Surf Pines Association Board of Directors

|                     |                |  |          |                         |
|---------------------|----------------|--|----------|-------------------------|
| President           | Don Kruger     | 90128 Manion Dr.                             | 861-3815 | dnkruger@msn.com        |
| Vice President      | Michael Wilkin | 89961 Manion Dr.                             | 861-0701 | wilkin@ccalmr.ogi.edu   |
| Director            | Ken Weber      | 89783 Sea Breeze Dr.                         | 738-5986 | kkweber1@yahoo.com      |
| Secretary           | Patrick Kelley | 33251 Pine Ridge Ct.                         | 717-8460 | roger_masse@sprynet.com |
| Treasurer           | Bob McWhirter  | 89997 Surf Pines<br>Landing Dr.              | 738-5758 | bobmcwh@aol.com         |
| Administrator       | Bill Barrons   | 1 Third St. No. 202<br><br>Astoria, OR 97103 | 338-8175 | bbarrons@dialoregon.net |
| <b>Committees</b>   |                |  |          |                         |
| Security            | Michael Wilkin | 89961 Manion Dr.                             | 861-0701 | wilkin@ccalmr.ogi.edu   |
| Roads & Grounds     | Ken Weber      | 89783 Sea Breeze Dr.                         | 738-5986 | kkweber1@yahoo.com      |
| Community Relations | Norma Keever   | 89026 Ocean Dr.                              | 738-5069 | gnkeever@msn.com        |
| Park                | Ken Weber      | 89783 Sea Breeze Dr.                         | 738-5986 | kkweber1@yahoo.com      |